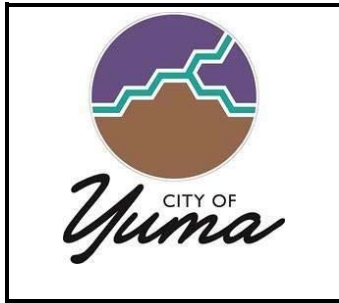


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on February 14, 2022, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda

**Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, February 14, 2022, 4:30 p.m.**

A. CALL TO ORDER

ELECTION OF OFFICERS – CHAIR AND VICE-CHAIR

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

January 10, 2022

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 SUBD-37585-2021: *This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar, for approval of the preliminary plat for the Sandstone Subdivision. This subdivision will contain approximately 3.13 acres, and is proposed to be divided into 18 residential lots, ranging in size from 6,500 square feet to 7,180 square feet. The property is located at the northwest corner of 11th Street and S. Avenue A, Yuma, AZ*

D. PUBLIC HEARINGS –

D.1 ZONE-37728-2021: *This is a request by Ruben Hernandez, on behalf of Pedro Santiago, to rezone approximately 4.1 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located on 12th Street between Castle Dome Avenue and Pacific Avenue, Yuma, Arizona.*

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 36-431.03(A)(3).

Planning and Zoning Commission Meeting Minutes
January 10, 2022,

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 10, 2022, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Joshua Scott, Barbara Beam and Gregory Counts. Commissioner Branden Freeman was absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Tim Bourcier, Director of Planning and Neighborhood Services; Alyssa Linville, Assistant Director of Planning and Neighborhood Services; Amelia Griffin, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – November 22, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts second by Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items –

CUP-37419-2021: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Barkley Seed Inc., for a Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 3255 S. Avenue 3 ½ E, Yuma, Arizona.*

Amelia Griffin, Associate Planner, summarized the staff report and recommended **APPROVAL**. **Griffin noted** that the applicant requested Conditions #5 and #6 be modified to two years for completion.

QUESTIONS FOR STAFF

Commissioner Counts asked if the single residence shown on the aerial was 600 ft' or 860 ft' away. **Griffin** clarified that the residence was 600 ft' from the property, but 860 ft' from the new expansion.

APPLICANT/APPLICANT'S REPRESENTATIVE

Chris Robins, Dahl Robins and Associates, 1560 S. 5th Ave, Yuma, AZ was available for questions.

PUBLIC COMMENT

Jedidah Teeling, 3270 S Ave 3 ½ E, Yuma AZ asked if the volume of trucks idling in the area would increase due to the requested expansion. **Robins** replied that there would be additional truck docks, but the distance between the residence and the truck docks would remain the same, and noted that the volume of trucks would not change.

Motion by Arney, second by Scott to APPROVE CUP-37419-2021, subject to the Conditions of Approval in Attachment A, with Condition #5 modified to now read "The conditions listed above shall be completed within two (2) years of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma

Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.”, and the modification of Condition #6 to now read “In any case where a Conditional Use Permit has not been used within two years after the granting thereof, it shall be null and void.” Motion carried unanimously (5-0), with one absent and one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

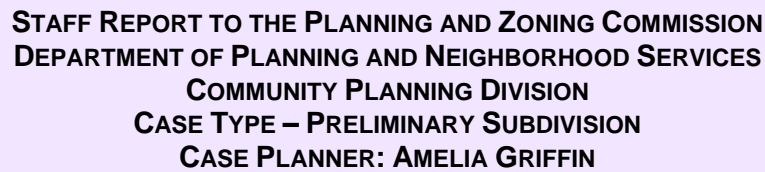
None

ADJOURNMENT

Hamel adjourned the meeting at 4:37 p.m.

Minutes approved this _____ day of _____, 2022

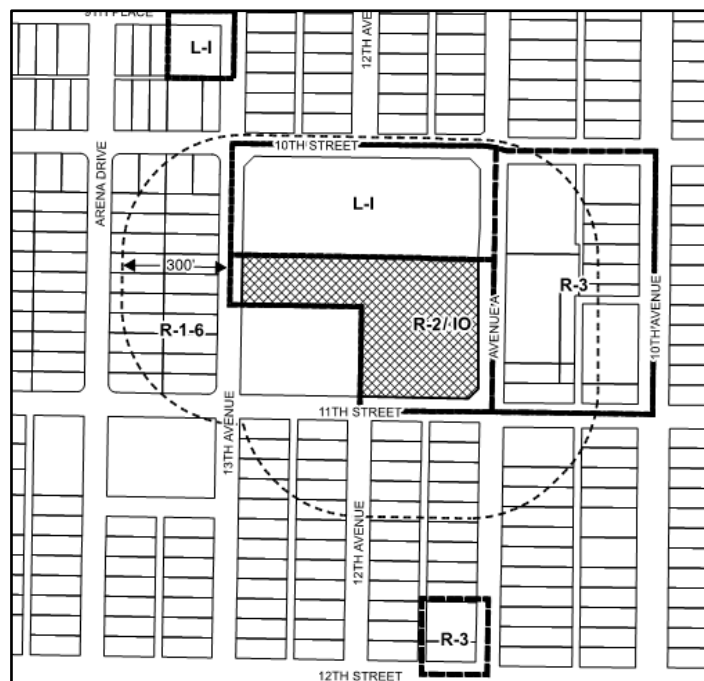
Chairman



Case Number: SUBD-37585-2021

This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar, for approval of the preliminary plat for the Sandstone Subdivision. This subdivision will contain approximately 3.13 acres, and is proposed to be divided into 18 residential lots, ranging in size from 6,500 square feet to 7,180 square feet. The property is located at the northwest corner of 11th Street and S. Avenue A, Yuma, AZ.

	Existing Zoning	Use(s) on-site	Designated Land Use
Site	Medium Density Residential/Infill Overlay (R-2/IO) District	Undeveloped	Medium Density Residential
North	Light Industrial/Infill Overlay (L-I/IO) District	Industrial Warehousing	Low Density Residential
South	Low Density Residential/Infill Overlay (R-1-6/IO) District	Single-family Residences	Low Density Residential
East	High Density Residential/Infill Overlay (R-3/IO) District	Church and Apartments	Low Density Residential
West	Low Density Residential/Infill Overlay (R-1-6/IO) District	Single-family Residences	Low Density Residential



Prior site actions: Annexation: Ord. 740 (April 7, 1958); General Plan Amendment: R2016-018 (June 15, 2016); Subdivision: Sosa-Soto Lot Tie/Lot Split (February 11, 2020); Pre-Development Meeting: PDM-34506-2021 (April 1, 2021); Rezone: Ord. No. O2021-028 (August 4, 2021; Light Industrial to Medium Density Residential)

Staff Recommendation: Staff recommends **APPROVAL** of the Preliminary Plat for the Sandstone Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-37585-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Sandstone Subdivision which includes 18 lots ranging in size from 6,500 square feet to 7,180 square feet for the property located at the northwest corner of 11th Street and Avenue A, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property, located at the northwest corner of 11th Street and Avenue A, is proposed to be developed as the Sandstone Subdivision. Currently, the site is undeveloped land.

The proposed subdivision will feature 18 residential lots ranging in size from approximately 6,500 square feet to 7,180 square feet, meeting the minimum lot size requirements for the Medium Density Residential/Infill Overlay (R-2/IO) District. Frontage for each lot will be along a private roadway, intended to be utilized and maintained by the property owners within the subdivision.

Further specified in City Code §154-07.01, the following are some of the development standards required of a development with the Medium Density Residential (R-2) District:

1. The maximum lot coverage in the Medium Density Residential (R-2) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet; and
5. A maximum building height of 40 feet;

The property is located within the Infill Overlay (IO) District which allows the flexibility of certain development standards such as reduced setbacks and an increase of lot coverage.

With this development, Staff will be requiring that a Municipal Improvement District (MID) be established for the long-term maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes. The preliminary plat meets dimensional standards and development standards for the Medium Density Residential/Infill Overlay (R-2/IO) District.

2. Does the subdivision comply with the subdivision code requirements?

Yes. The preliminary plat will comply with the criteria set forth in the City of Yuma Subdivision Code.

Standard	Subdivision						Conforms					
Lot Size	Minimum:	6,006 SF			Maximum:	7,180 SF			Yes	X	No	
Lot Depth	Minimum:	92.75 FT			Maximum:	130 FT			Yes	X	No	
Lot Width/Frontage	Minimum:	50			Maximum:	65.25			Yes	X	No	
Setbacks	Front:	20 FT	Rear:	10 FT	Side:	7 FT			Yes	X	No	
District Size	3.13	Acres						Yes	X	No		
Density	6	Dwelling units per acre						Yes	X	No		
Issues: None												
<u>Requirements</u>		<u>Conforms</u>										
General Principles		Yes	X	No		N/A						
<u>Streets</u>		<u>Conforms</u>										
Circulation		Yes	X	No		N/A						
Arterial Streets		Yes		No		N/A	X					
Existing Streets		Yes		No		N/A	X					
Cul-de-sacs		Yes		No		N/A	X					
Half Streets		Yes		No		N/A	X					
Stub Streets		Yes		No		N/A	X					
Intersections		Yes		No		N/A	X					
Easements		Yes	X	No		N/A						
Dimensional Standards		Yes	X	No		N/A						
Issues: None												
<u>Blocks</u>		<u>Conforms</u>										
Length		Yes	X	No		N/A						
Irregular Shape		Yes	X	No		N/A						
Orientation to Arterials		Yes		No		N/A	X					
Business or Industrial		Yes		No		N/A	X					
Issues: None												
<u>Lots</u>		<u>Conforms</u>										
Minimum Width		Yes	X	No		N/A						
Length and Width Ratio		Yes	X	No		N/A						
Fronting on Arterials		Yes		No		N/A	X					
Double Frontage		Yes		No		N/A	X					
Side Lot Lines		Yes	X	No		N/A						
Corner Lots		Yes	X	No		N/A						
Building Sites		Yes	X	No		N/A						
Street Frontage		Yes	X	No		N/A						
Issues: None												

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:										
Land Use Designation:			Medium Density Residential							
Issues:			None							
Historic District:	Brinley Avenue		Century Heights				Main Street		None	X
Historic Buildings on Site:		Yes		No	X					
Transportation Element:										
FACILITY PLANS										
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck			
Avenue A – Minor Arterial		40FT H/W ROW	44FT H/W ROW					X		
11 th Street – Local Street		29FT H/W ROW	30FT H/W ROW							
13 th Avenue – Local Street		29FT H/W ROW	30FT H/W ROW							
Bicycle Facilities Master Plan		None								
YCAT Transit System		Avenue A – Purple Route 6A								
Issues:		None								
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:	Existing: Netwest Park			Future: Netwest Park						
Community Park:	Existing: Carver Park			Future: Carver Park						
Linear Park:	Existing: East Main Canal			Future: East Main Canal						
Issues:		None								
Housing Element:										
Special Need Household:		N/A								
Issues:		None								
Redevelopment Element:										
Planned Redevelopment Area:		South Avenue								
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X			
Conforms:		Yes		No						
Conservation, Energy & Environmental Element:										
Impact on Air or Water Resources		Yes		No	X					
Renewable Energy Source		Yes		No	X					
Issues:		None								
Public Services Element:										
Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type <i>Single Family</i>		Projected Population	Police Impact Officers	Water Consumption GPD AF		Wastewater Generation GPD		
		Proposed	Per Unit			GPD	AF	GPD		
		18	2.8	50	0.10	15,120	16.9	5,040		
Fire Facilities Plan:		Existing: Fire Station No. 1				Future: Fire Station No. 1				
Water Facility Plan:		Source:	City	X	Private		Connection	Avenue A 12" Line		

Sewer Facility Plan:	Treatment:	City	X	Septic		Private		13 th Avenue 18" Line
Issues:	None							
Safety Element:								
Flood Plain Designation:	Zone X		Liquefaction Hazard Area:			Yes		No X
Issues:	None							
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St		Estancia		None X	
Issues:	None							

Public Comments Received: None.

External Agency Comments: None Received.

Neighborhood Meeting Comments: See Attachment D.

Proposed conditions delivered to applicant on: January 25, 2022

Final staff report delivered to applicant on: February 2, 2022

☒ Applicant agreed with all of the conditions of approval on: January 25, 2022

Attachments

A	B	C	D	E	F	G
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Neighbor-hood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Griffin* **Date:** 01/24/2022
 Amelia Griffin
 Associate Planner Amelia.Griffin@yumaaz.gov (928)373-5000, x1234

Approved By: *Alyssa Linville* **Date:** 02/03/2022
 Alyssa Linville,
 Assistant Director Community Planning

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

City Attorney Comments: (928) 373-5058:

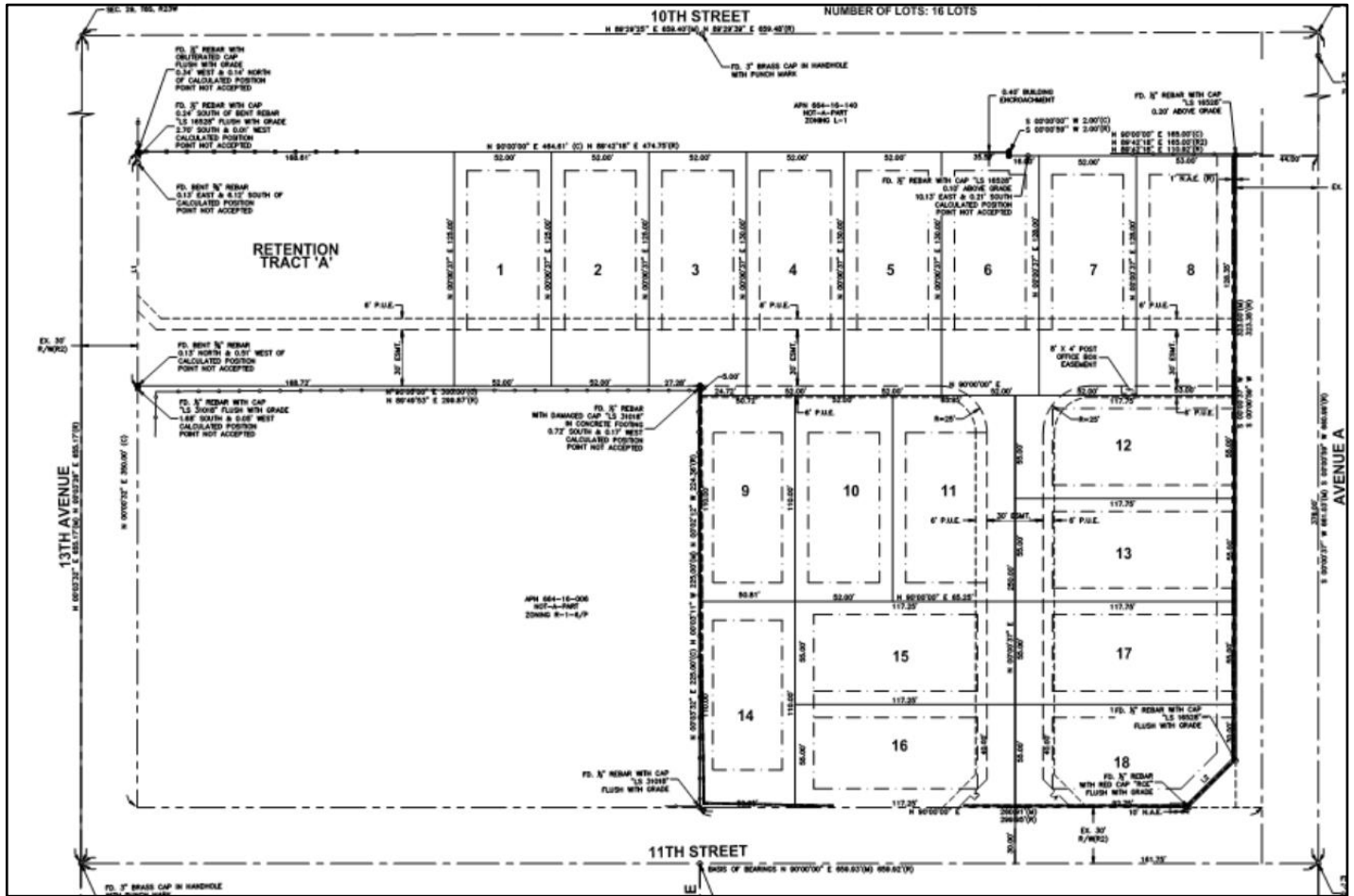
3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Community Planning Conditions: Amelia Griffin, Associate Planner, (928) 373-5000 ext. 3034

6. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B PRELIMINARY PLAT MAP



ATTACHMENT C AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (01/21/22)
- **300' Vicinity Mailing:** (12/30/21)
- **34 Commenting/Reviewing Agencies noticed:** (12/31/21)
- **Site Posted on:** (01/06/21)
- **Neighborhood Meeting:** (01/13/22)
- **Hearing Date:** (02/14/22)
- **Comments due:** (01/10/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	1/5/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	1/10/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	12/30/21	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	1/3/21	X		
Building Safety	YES	1/6/21	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	1/5/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS**

Date Held: January 13, 2022

Location: On-site; 5pm

Attendees: Kevin Burge, Core Engineering; Yamen Alou; Maha LLC; City of Yuma: Amelia Griffin, Associate Planner; Neighbor in attendance (1): William Benavides

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- **QUESTIONS REGARDING PROPOSED PLANS FOR THE PROPERTY**
- **APPLICANT STATED THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE-FAMILY HOMES**
- **NEIGHBOR NOTED THAT THE PLAN IN 2017 WAS COMPANY HOUSING AND WAS CONCERNED WITH TRAFFIC; HOWEVER, NOW THAT SINGLE-FAMILY HOMES ARE BEING PROPOSED, HE NO LONGER HAS CONCERNS**
- **ASKED IF THE CITY PLANNED TO WIDEN AVENUE A – NO CURRENT PLANS IN PLACE**
- **ASKED WHERE THERE WOULD BE ACCESS TO THE PROPERTY – ACCESS ON 11TH STREET AND 13TH AVENUE**
- **NEIGHBOR NOTED HE WAS NOT OPPOSED AND WOULD LIKE TO SEE THE PROJECT MOVE FORWARD**

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
1108 S 12TH AVE LLC	7252 W ROBIN LN	GLENDAL, AZ 85310
AGUILAR ABUNDIO & REBECCA JT	1117 S 12TH AVE	YUMA, AZ 85364
AGUIRREBARRENA ARTURO & VERONICA JT	1075 S ARENA DR	YUMA, AZ 85365
AHUMADA RAFAEL & MARIA S JT	1119 S 13TH AVE	YUMA, AZ 85364
ALVAREZ JOANNA L	1024 S 10TH AVE	YUMA, AZ 85364
AMERICAN HOME BUYERS LLC	1407 W CAMINO REAL	YUMA, AZ 85364
ARIZONA PUBLIC SERVICE COMPANY	PO BOX 53999, MS 9505	PHOENIX, AZ 85072-3940
BENAVIDES WILLIAM SANTOS & HILARIA LOPEZ	1102 S AVENUE A	YUMA, AZ 85364
BRACAMONTE LAZARO F	3029 W 12TH LN	YUMA, AZ 85364
BUB CHARLES A	1133 S 12TH AVE	YUMA, AZ 85364
CAMACHO RIGOBERTO CURIEL	1111 S 13TH AVE	YUMA, AZ 85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA, AZ 85364
CASTANEDA GRACIELA	1038 S 13TH AVE	YUMA, AZ 85364
CRUZ ARMANDO S & MARIA J JT	1046 S 13TH AVE	YUMA, AZ 85364
CRUZ JOSE & NATIVIDAD JT	541 GURLEY RD	GRANGER, WA 98932
DESERT HOLDINGS OF YUMA AZ LLC	PO BOX 208	YUMA, AZ 85366
DIAZ BALFER D	1438 S 10TH AVE	YUMA, AZ 85364
DOMINGUEZ JOSE F MERCADO	1061 S ARENA DR	YUMA, AZ 85364
DOMINGUEZ REYNA S	1023 S ARENA DR	YUMA, AZ 85364
EHLER ROSALINDA C	1319 W 10TH ST	YUMA, AZ 85364
ESPINOZA JOSE C & ROSALINDA JT	1110 S 10TH AVE	YUMA, AZ 85364
FUENTES VICTOR & BERTHA JT	1022 S 13TH AVE	YUMA, AZ 85364
GALLAGA MARK T & JANICE I	11199 E 26TH LN	YUMA, AZ 85367
GAMBOA EVERARDO & MARGARITA JT	1129 S AVENUE A	YUMA, AZ 85364
GARCIA REMIGIO D & GUADALUPE T	PO BOX 2894	YUMA, AZ 85366
GARCIA VICTOR	2185 S 5TH AVE	YUMA, AZ 85364
GONZALEZ GONZALO M & CARMEN M JT	1111 S 12TH AVE	YUMA, AZ 85364
H2A HOUSING CA LLC	PO BOX 4070	SALINAS, CA 93912
HERNADEZ ARTURO & SOCORRO JT	1037 S ARENA DR	YUMA, AZ 85364
HERNANDEZ GLORIA	1054 S 13TH AVE	YUMA, AZ 85364
HERNANDEZ STEPHEN M	1060 S 13TH AVE	YUMA, AZ 85364
JIMENEZ CRUZ M & MARTHA A JT	1116 S 12TH AVE	YUMA, AZ 85364
LAGUNA EARLENE F	3040 E SHEA BLVD SPC 2259	PHOENIX, AZ 85028
LOPEZ ALBERT	1091 S ARENA DR	YUMA, AZ 85364
MARTIN DANIEL MICHAEL III	11760 AVEMIDA ANACAPA	EL CAJON, CA 92019
MARTIN EVANGELINA R	1069 S ARENA DR	YUMA, AZ 85364

MARTINEZ JOSE	1084 S 13TH AVE	YUMA, AZ 85364
MARTINEZ PABLO &	1100 S 12TH AVE	YUMA, AZ 85364
MEADE RICHARD L & JOSIE JT	1083 S ARENA DR	YUMA, AZ 85364
MIKKELSEN LOUIS H & ROSALIND E JT	1119 S AVENUE A	YUMA, AZ 85364
NAVARRETE JOHN A	1110 S AVENUE A	YUMA, AZ 85364
NAVARRO DALLAN	1131 S AVENUE A	YUMA, AZ 85364
ORTEGA AMARAL RICARDO G	1020 S 10TH AVE	YUMA, AZ 85364
ORTIZ HECTOR & VANESSA JAZMINE	1076 S 13TH AVE	YUMA, AZ 85364
PALOS ROGELIO SOSA &	340 W 32ND ST SP 353	YUMA, AZ 85365
PATENA ELISEO G & MINERVA	1053 S ARENA DR	YUMA, AZ 85364
PICHARDO MARTHA D	1311 W 10TH ST	YUMA, AZ 85365
PRECIADO FRANCISCA	PO BOX 3696	SALINAS, CA 93912
QUINTERO RICARDO & MARIA &	1132 S 12TH AVE	YUMA, AZ 85364
RAMIREZ GREGORIO & ROSA JT	1124 S 12TH AVE	YUMA, AZ 85364
RIVERVIEW CONGREGATION OF JEHOVAHS WITNESSES YUMA ARIZONA	1051 S AVE A	YUMA, AZ 85364
ROBLES ADALBERTO & MARIA L TR 7-26-07	1103 W 37TH ST	YUMA, AZ 85364
RODRIGUEZ IGNACIO M & MARY G TR 11-14-03	2630 S JAMES AVE	YUMA, AZ 85365
ROSALES ANAHI DOWDEN	1030 S 13TH AVE	YUMA, AZ 85364
VALDEZ GUADALUPE C	1126 S AVENUE A	YUMA, AZ 85364
VARGAS JOSE D	1092 S 13TH AVE	YUMA, AZ 85364
VASQUEZ ETY	1331 W 10TH ST	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
YUMA UNION HIGH SCHOOL DIST # 70	3150 S AVENUE A	YUMA, AZ 85364
ZAMORA MAXIMO AND LETICIA TRUST 4-1-09	513 S 16TH AVE	YUMA, AZ 85364
ZAMORA MAXIMO R AND LETICIA TRUST 4-1-09	513 S 16TH AVE	YUMA, AZ 85364

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar, for approval of the preliminary plat for the Sandstone Subdivision. This subdivision will contain approximately 3.13 acres, and is proposed to be divided into 18 residential lots, ranging in size from 6,500 square feet to 7,180 square feet. The property is located at the northwest corner of 11th Street and S. Avenue A, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-37585-2021**

NEIGHBORHOOD MEETING

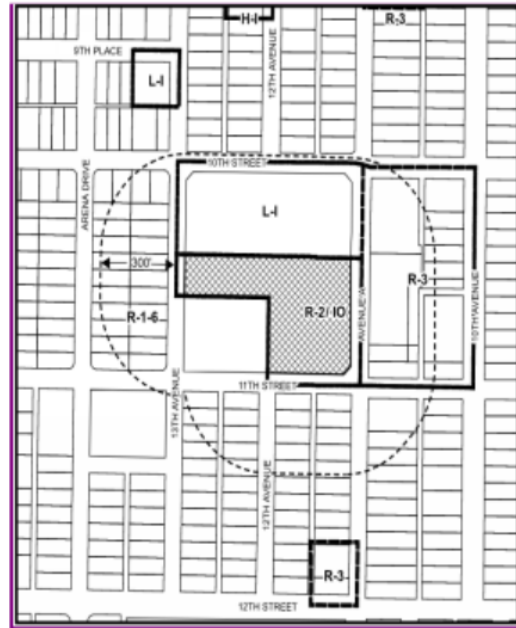
1/13/22 @ 5:00PM

On-Site

PUBLIC HEARING

2/14/22 @ 4:30pm

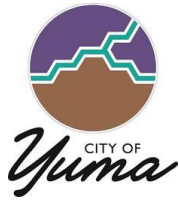
City Hall Council Chambers



Because you are a neighbor within 300' of the northwest corner of 11th Street and S. Avenue A, Yuma, AZ you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Griffin by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Griffin@YumaAz.gov

ATTACHMENT G
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: RICHARD MUNGUIA

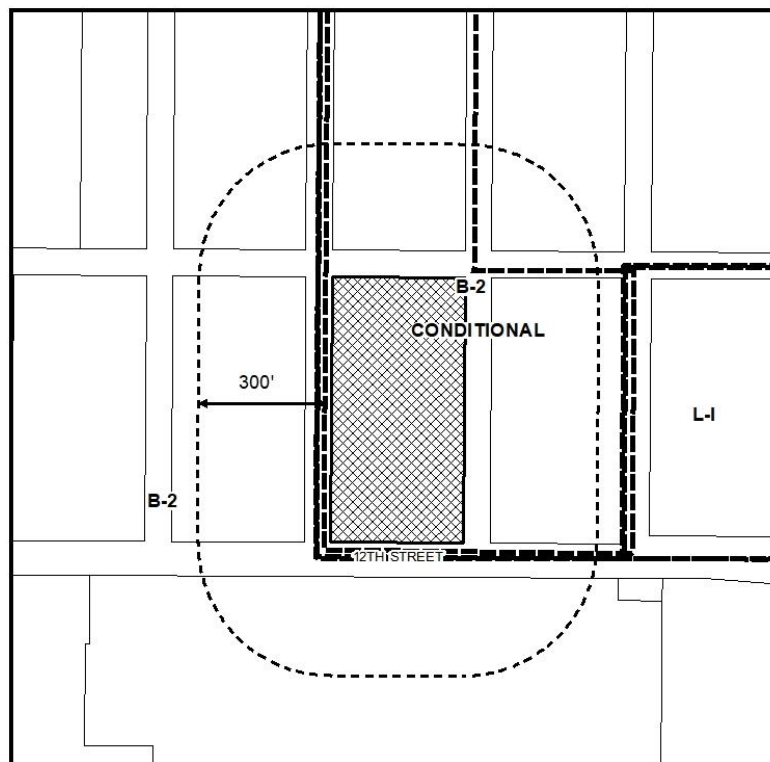
Hearing Date: February 14, 2022

Case Number: ZONE-37728-2021

Project Description/Location: This is a request by Ruben Hernandez, on behalf of Pedro Santiago, to rezone approximately 4.1 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located on 12th Street between S. Castle Dome Avenue and S. Pacific Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture/Conditional General Commercial/ Aesthetic Overlay (AG/B-2/AO)	Undeveloped	Commercial
North	Agriculture/Conditional General Commercial/ Aesthetic Overlay (AG/B-2/AO)	Undeveloped	Commercial
South	General Commercial (B-2)	Yuma Palms	Commercial
East	Agriculture/Conditional General Commercial/ Aesthetic Overlay (AG/B-2/AO)	Undeveloped	Commercial
West	General Commercial/ Aesthetic Overlay (B-2/AO)	Undeveloped	Business Park

Location Map



Prior site actions: Pre-Annexation: R2005-57, R2006-56; Annexation: O2005-92 (November 19, 2005); General Plan Amendment: R2006-40 (May 3, 2006); Rezone: Z2006-010 (Incomplete).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Agriculture District to the General Commercial/Aesthetic Overlay District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-37728-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to rezone approximately 4.1 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located on 12th Street between S. Castle Dome Avenue and S. Pacific Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject parcel was part of a multi-parcel rezone in 2006 that was not completed. In 2006, Yuma City Council approved a minor General Plan Amendment to change the land use designation from Industrial to Commercial, which would allow for General Commercial Zoning. The request in 2006 was initiated by the City of Yuma, per a Pre-Annexation Agreement, and would have seen five parcels rezoned to the General Commercial/Aesthetic Overlay (B-2/AO) District. The subject parcels never completed the Conditions of Approval, and have been zoned Agriculture with Conditional General Commercial for approximately 15 years.

This request is for one parcel to move forward with the originally intended rezoning to General Commercial/Aesthetic Overlay (B-2/AO). The applicant is preparing to sell the land, and as such, has no conceptual plan for development.

The General Commercial (B-2) District allows for a variety of commercial uses including retail sale of goods, repair shops and services, restaurants, grocery stores, offices and miscellaneous social services. When the subject property is developed, the property will be required to meet all development standards as required of the Yuma City Code. These development requirements include paved parking, access, setbacks, height limitations, landscaping, and lighting.

In addition to the development standards identified within the B-2 District, all future development will be subject to the design guidelines required of the Aesthetic Overlay (AO) District. The AO is an overlay district intended to enhance the community's attractiveness through the creation of visually pleasing and inviting entryways in the city. Projects located within the AO are subject to the review and approval of the Design and Historic Review Commission.

1. Does the proposed zoning district conform to the Land Use Element?

Land Use Element:									
Land Use Designation:				Commercial					
Issues:				None					
Historic District:	Brinley Avenue			Century Heights			Main Street		None X
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
12 th Street – 2 lane collector	40FT H/W ROW	38.5FT H/W ROW				
Bicycle Facilities Master Plan	Pacific Avenue Bike Lane					
YCAT Transit System	Orange Route – 12th Street Behind Harkins Theatre					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
	Neighborhood Park:	Existing: N/A	Future: N/A
	Community Park:	Existing: Pacific Avenue Athletic Complex	Existing: Pacific Avenue Athletic Complex
	Linear Park:	Existing: Colorado River Levee Linear Park	Future: Colorado River Levee Linear Park
Issues:		None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	N/A						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes	X	No				

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	N/A				

Public Services Element:

Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	Dwellings & Type <i>Non-residential</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation	
	Maximum	Per Unit		Officers	GPD	AF	GPD	
	0	0	0	0.00	0	0.0	0	
	Minimum							
	0	0	0	0.00	0	0.0	0	
Fire Facilities Plan:		Existing: Fire Station No. 1			Future: Fire Station No. 3			
Water Facility Plan:		Source:	City	X	Private	Connection:		12" PVC
Sewer Facility Plan:		Treatment:	City	X	Septic	Private		Connection: 14" PVC
Issues:		None						

Safety Element:

Flood Plain Designation:	X	Liquefaction Hazard Area:	Yes		No	X	
Issues:	None						

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.	
	North End		Pacific Ave & 8 th St		Estancia	
Issues:	None					

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes.

Public Comments Received:

None Received.

External Agency Comments:

See Attachment C.

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on:

January 20, 2022

Final staff report delivered to applicant on:

January 31, 2022

- ☒ Applicant agreed with all of the conditions of approval on: February 2, 2022
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. E-mailed applicant, awaiting response.

Attachments

A	B	C	D	E	F
Conditions of Approval	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Richard Munguia*
Richard Munguia
Senior Planner

Date: 01/20/2022
Richard.Munguia@YumaAZ.gov (928)373-5000, x1234

Approved By: *Alyssa Linville*
Alyssa Linville
Assistant Director Community Planning

Date: 02/03/2022

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

4. Owner/Developer shall dedicate the south 7 feet of APN: 665-16-026 in order to obtain 37.00 feet north half right-of-way (r-o-w) along 12th Street.
5. Owner/Developer shall dedicate corner triangles with 25 feet legs along Sunflower Avenue & 12th Street, and along Chestnut Avenue & 12th Street, being platted adjoining streets located on the East side and West side of the site.
6. Owner/Developer to dedicate a 1 foot non-access easement along 12th Street frontage and corner triangles as shown in City of Yuma construction standard 3-005.
7. Owner/Developer shall construct at the time of site development, one full width north-south Street adjacent to the development per City of Yuma Construction standard 2-030 (local street) with a hammerhead Tee turnaround at the north end per City of Yuma construction standard 3-210, or as modified by the City of Yuma Fire Marshal.

Community Planning, Richard Munguia, Senior Planner, (928) 373-5000 x3070

8. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to A.R.S. § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B AGENCY NOTIFICATIONS

- Legal Ad Published: **The Sun** (01/21/2022)
- 300' Vicinity Mailing: (12/27/2021)
- 34 Commenting/Reviewing Agencies noticed: (12/30/2021)
- Site Posted on: (02/07/2022)
- Neighborhood Meeting: (N/A)
- Hearing Date: (02/14/2022)
- Comments due: (01/10/2022)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	01/05/2022	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	Yes	01/10/2022			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	01/12/2022	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	12/30/2021	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	01/03/2022	X		
Building Safety	Yes	01/06/2022	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	01/06/2022			X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: The subject parcel (APN 665-16-026) is located within Runway 17 Accident Potential Zone (APZ) 2. Trade is a conditionally compatible use with this zone, except for eating and drinking establishments. Depending on the proposed specific use, MCAS would like to be part of any specific use reviews since there are density recommendations on each type of trade. Thank you for the opportunity to review and comment.

DATE: 6 Jan 2022 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Richard Munguia
Richard.Munguia@YumaAZ.gov

☒ COMMENT

☐ NO COMMENT

Enter comments below:

This project is located approximately 1/5 mile from Yuma County jurisdiction. The nearest parcels in the County are zoned Rural Area-20 acre minimum (RA-20), Light Industrial (LI) and Heavy Industrial (HI). No objections to this proposal. Thank you for the opportunity to review.

DATE: 1/10/22 NAME: Anson Lihosit TITLE: Senior Planner
AGENCY: Yuma County, Planning & Zoning Division
PHONE: 928-817-5090
RETURN TO: Richard Munguia
Richard.Munguia@YumaAZ.gov

ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

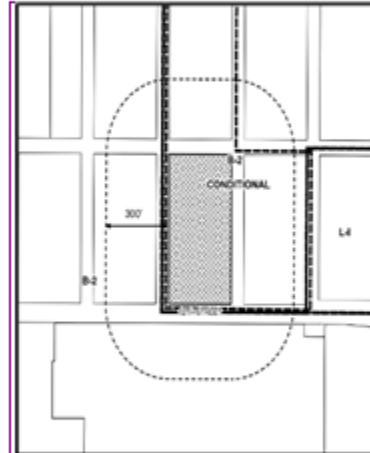
Property Owner	Mailing Address	City/State/Zip Code
LAU BM FAMILY LIVING TRUST 2-17-03	1310 W RIDGEVIEW DR	YUMA, AZ 85364
SALE FAMILY TRUST SURVIVORS TRUST 9-31-996	3313 E DRAPER CIRCLE	MESA, AZ 85213
KARNAK INVESTMENTS LLC	1511 S GATEWAY DR	YUMA, AZ 85364
RUIZ DANIEL ERNESTO & RUIZ ALFONSO II JT	3955 W 19TH LN	YUMA, AZ 85364
SANTIAGO PEDRO G & XOCHITL C JT	1843 CROMWELL DR	SALINAS, CA 93906
WHITMAN PROPERTIES AZ LLC	PO BOX 6491	YUMA, AZ 85366
YUMA PALMS 1031 DELAWARE LLC ET AL	PO BOX 3666	OAK BROOK, IL 60523

ATTACHMENT E NEIGHBOR MAILING

This is a request by Ruben Hernandez, on behalf of Pedro Santiago, to rezone approximately 4.1 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located on 12th Street between Castle Dome Avenue and Pacific Avenue, Yuma, Arizona

MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-37728-2021

PUBLIC HEARING
2/14/22 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the property located on 12th Street between Castle Dome Avenue and Pacific Avenue, Yuma, AZ you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Richard Munguia by phone at (928) 373-5000 ext. 3070 or by email at Richard.Munguia@YumaAz.gov

This aerial map shows a commercial area in Yuma, AZ. A red rectangle highlights a vacant lot located between E 12th St and E 13th St, and between 1000th Ave and 1100th Ave. The lot is situated between a large parking lot and a storage area labeled 'A Storage Place' to the west, and a large green field to the east. The surrounding area includes several businesses and a large parking lot. To the south of the highlighted lot, there is a Target Department Store, a Pizza Hut Express, a Starbucks, and a Michaels. Further south, there is a Buffalo Wild Wings and a Harkins Theatres Yuma Palms 14. The map also shows a large parking lot and a storage area labeled 'A Storage Place'.